

County of Loudoun
Office of Transportation Services
MEMORANDUM

DATE: February 3, 2010

TO: Sophia Fisher, Project Manager
Department of Planning

FROM: Marc Lewis-DeGrace, Transportation Planner *LM for MLDG*

SUBJECT: **SPEX 2009-0037 — Discovery Office**
SPEX 2009-0038 — Discovery Communication and Transmission Facility
First Referral

Background

These Special Exception (SPEX) applications seek approval to: 1) allow commercial office use of an existing site, and 2) allow installation of transmission antennas and support facilities. The first application (SPEX 2009-0037) is seeking to bring the property into conformance with the Zoning Ordinance for the portion of the property not covered for the commercial office usage by a previous application. The second application (SPEX 2009-0038) is seeking to allow the installation of satellite antennas and an approximately 2,000 square-foot support facility on the property that can transmit information (the existing antennas can only receive information). According to the Applicant's statement of justification, transmitting antennas are not considered accessory to a commercial office use and require a SPEX application. Access to the site is provided from both Shaw Road (Route 636) and Terminal Drive (Route 1005). A vicinity map is provided as *Attachment 1*.

In its consideration of these applications, the Office of Transportation Services (OTS) reviewed materials received from the Department of Planning on December 18, 2009, including (1) a statement of justification prepared by the Applicant, (2) a traffic letter prepared by Cooley Godward & Kronish, dated December 15, 2009, and (3) a special exception plat (plan set) prepared by The Engineering Groupe, Inc, dated November 10, 2009 revised through December 14, 2009.

Existing, Planned and Programmed Transportation Facilities

The site is located within the Suburban Policy Area (Sterling Community). Major roadways serving the site are described below. OTS review of existing and planned transportation facilities is based on the 2001 Revised Countywide Transportation Plan (2001 Revised CTP) and the 2003 Bicycle & Pedestrian Mobility Master Plan (2003 Bike & Ped Plan).

Shaw Road (Route 636) (segment between Old Ox Road (Route 606) and Sterling Boulevard (Route 846)) is classified by the 2001 Revised CTP as a minor collector road. It is currently built as a variable two- to four-lane section (R2/U4) within a variable right-of-way (ROW). The 2001 Revised CTP calls for Shaw Road to be widened to a four-lane roadway (U4 section) within a 70-foot ROW (90 feet within 225 feet of major intersections) with left-and right-turn lanes at major intersections. According to the most recent data provided by VDOT, Shaw Road carries 14,000 vehicles per day.

OTS staff notes that the segment of Shaw Road between the existing site entrance and the northern property line has not been constructed to its ultimate planned four-lane (U4) section (ROW dedication consistent with the ultimate section (35 feet from the ultimate centerline) has been provided as part of a previous site plan). Currently, there are no funds available for completion of this improvement.

The 2003 Bike & Ped Plan classifies Shaw Road as “baseline connecting roadway” along which bicycle and pedestrian facilities are envisioned. Currently there are no bicycle/pedestrian facilities along this segment of Shaw Road.

Terminal Drive (Route 1005) is a two-lane (U2) local secondary road that serves six (6) existing properties and terminates in a cul-de-sac. Terminal Drive is not part of the CTP network. According to the most recent data provided by VDOT, Terminal Drive carries 2,100 vehicles per day. The 2003 Bike & Ped Plan makes no mention of Terminal Drive, and there are currently no pedestrian facilities along the roadway.

Trip Generation

The Applicant's December 15, 2009 letter regarding trip generation indicates that the proposed transmission antennas and support facilities will result in a maximum of six (6) additional employees on site, which equates to an additional 12-18 vehicle trips per 24-hour period. This trip total includes approximately four (4) vehicle trips in both the AM and PM peak hour.

While the Applicant's December 15, 2009 letter outlines the anticipated trip generation for the proposed antennas and support facilities (SPEX 2009-0038), the underlying special exception application (SPEX 2009-0037) would allow potential office development on the site that would generate a far greater number of vehicle trips.

Transportation Comments

1. OTS seeks clarification about the Applicant's future plans for the area containing the satellite antennas; staff is concerned about the possible implications (i.e. development potential) associated with the first application (SPEX 2009-0037). Should uses other than the antennas and support facility proposed in SPEX 2009-0038 be contemplated on the site, a revised traffic statement/study would need to be provided to assess the potential need for road improvements in the area.

2. The vicinity map on Sheet 1 of the SPEX plat should be revised to indicate the correct name of Route 28 as "Sully Road."

Conclusion

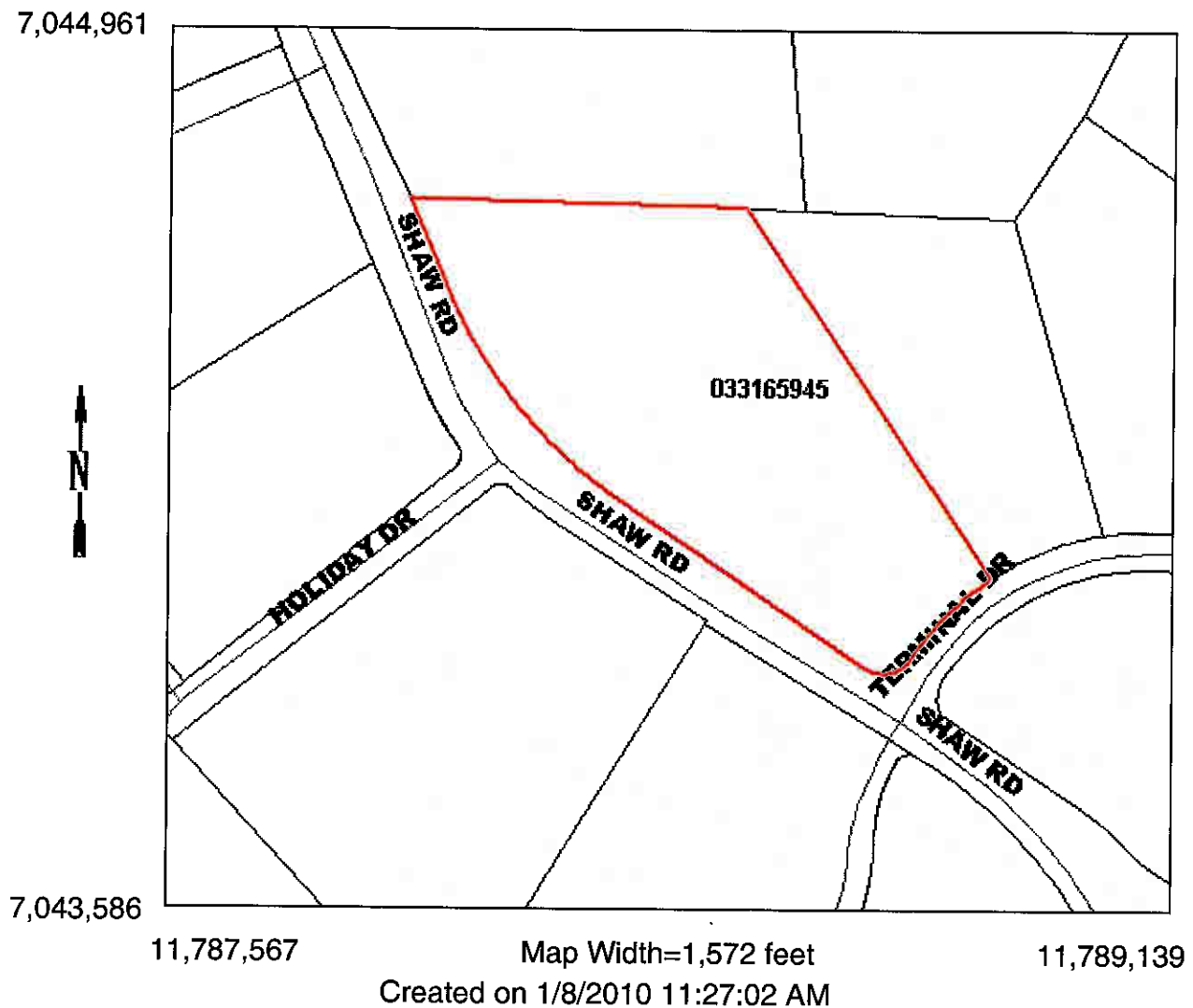
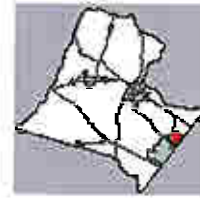
Provided that the comments contained in this referral are addressed, OTS would not object to the approval of these applications.

ATTACHMENTS

1. Site Vicinity Map
2. Applicant's Letter (Site Trip Generation) (December 15, 2009)

cc: Andrew Beacher, Assistant Director, OTS
Lou Mosurak, Senior Coordinator, OTS

Loudoun County Mapping System



PIN	Address
033165945	22746 Shaw Rd Sterling 20166

* General Parcel Information *

PIN: 033165945

Tax Map #: /94//10/////1/

Parcel Address: 22746 SHAW RD STERLING 20166

Owner Name: DISCOVERY PRODUCTIONS GROUP INC

Primary Zoning: PDIP

GIS Parcel Type: P

ATTACHMENT 1



Ben I. Wales
(703) 456-8609
bwales@cooley.com

BY EMAIL ONLY

December 15, 2009

George Phillips
Senior Transportation Planner
Office of Transportation Services
1 Harrison Street, SE 3rd Floor PO Box 7000
Leesburg, Virginia 20177-7000

RE: Discovery Productions Group, Inc.

Dear George:

We have submitted a special exception application on behalf of Discovery Productions, Group, Inc. ("Discovery") to allow the provision of ground-mounted satellite antennas at its property at 45580 Terminal Drive in Sterling. We anticipate a maximum of six employees being needed to service the antennas, which will be split between three shifts over a 24 hour period (approximately two employees per shift). Discovery's shifts operate seven days per week. As you will be aware, special exception applications require the submission of a transportation analysis for the proposed uses. We anticipate this application having a negligible impact on the surrounding road network and do not believe that a detailed traffic study is necessary for this application.

Discovery already occupies the office building at 45580 Terminal Drive. The additional members of staff will be based in this office building and will use the property's existing vehicular access and parking facilities. The site layout and vehicular access was approved under STPL 1997-0068. There are no site distance issues with this approval.

Access to the property is currently provided from both Shaw Road and Terminal Drive. Shaw Road (Route 636) is a minor collector road and approximately 50 feet (of pavement) in width. According to VDOT's 2008 Traffic Data, the portion of Shaw Road providing access to the property (between Old Ox Road (Route 606) and Sterling Boulevard (Route 846)) has an annual average daily traffic volume of 14,000 trips. These trip numbers were generated in January, 2005. Terminal Drive is approximately 45 feet (of pavement) in width. It serves six existing properties and terminates with a cul-de-sac.

We anticipate the proposed special exception use will generate approximately 12-18 trips over a 24 hour period. This will include approximately 4 trips during each of the am and pm peak hour periods.



George Phillips
December 15, 2009
Page Two

Thank you for your attention to this matter. We would be pleased to provide any further information needed during the processing of this application.

Sincerely,

A handwritten signature in black ink that reads "Ben I. Wales". The signature is written in a cursive, flowing style.

Ben I. Wales

cc Glenn Defriest, Discovery Production Group, Inc.

422013 v2/RE